



Connells

Abbey View House Priory Road
High Wycombe



Property Description

This beautifully presented studio apartment is ideally located in the heart of High Wycombe, just a six-minute walk from the mainline station with fast, direct connections to London Marylebone—perfect for commuters.

The property opens with an entrance hall leading to a bright and versatile reception/bedroom space, featuring doors that open directly onto the communal garden, creating a seamless indoor–outdoor feel.

The modern kitchen is well-equipped with an integrated oven and hob, along with space for additional appliances. A fitted cupboard provides useful storage, while the contemporary bathroom includes a shower over the bath for added convenience.

Further benefits include allocated parking, a secure entry system, and an approximate 87-year lease remaining. Stylish, low-maintenance, and superbly located, this apartment is ideal for first-time buyers, investors, or commuters.

Entrance Hall

Studio

14' 2" max x 12' 2" max (4.32m max x 3.71m max)

Kitchen

7' 1" max x 6' 6" max (2.16m max x 1.98m max)

Bathroom

6' 6" max x 5' 5" max (1.98m max x 1.65m max)

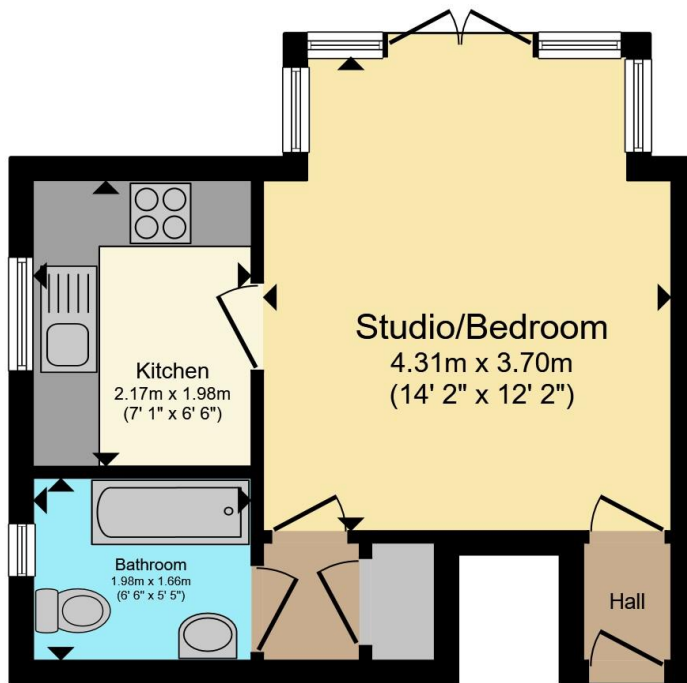
Agents Note:

LEASE EXTENSION: We have been advised that the current lease can be extended:

£7,000 to increase lease to 125 years
£7,500 to increase to 200 years+
Once lease is increased there is no ground rent.







Floor Plan

Total floor area 26.9 m² (289 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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1-3 Queen Victoria Road
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EPC Rating: E Council Tax Band: A

Service Charge: 88.00 Ground Rent: 299.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC313532

This is a Leasehold property with details as follows; Term of Lease 99 years from 23 Oct 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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